



Town of Carlisle

MASSACHUSETTS 01741

Office of PLANNING BOARD

MINUTES

Meeting of August 25, 1986

Present: Chaput, Sillers, Raftery and Leask and Clarke

The meeting opened at 8:05 P.M. The minutes of August 11, 1985 were the subject of a motion to approve which was duly seconded and unanimously accepted.

ANR Plan for Nickerson on Rutland Street

A plan of land showing two lots, A and B, off Rutland Road, drawn by Robert M. Gill & Associates, Inc. dated August 22, 1986. Lot A has over 2 acres and 250' of frontage; Lot B has 8.5 acres and 418' of frontage. After an informative presentation concerning a 1.5 acre lot which may or may not exist, the plan was approved as an ANR plan upon the condition that wetlands be shown as required by the Board's rules and regulations. The approval was effected by holding back one signature from the four required until such time as the wetlands are shown on the plan. Member Raftery would add his signature as the fourth when the condition is met.

Subdivision Approval - Patch Meadow, Tripodakis

William McNary and Mr. Tripodakis appeared with the subdivision plans. The Board of Health has apparently approved the subdivision plans. The police and fire departments have also approved the subdivision. Mrs. Chaput indicated that she would abstain from voting for or against the plan as a result of a potential conflict. CV&P, our engineers, have written to us concerning the subdivision. It appears, however, that CV&P may not have had the benefit of the 1986 Zoning and General Bylaws as amended at Town Meeting. The developer has submitted a request for waivers under letter dated August 25, 1986 and now in our files. The plan proponents discussed the CV&P response and, especially, the flared end vs. headwall issue (see General Comment 2 in both letters). The driveway turnaround radius will accommodate a hook and ladder fire truck. A motion was made to approve the waivers requested under regulations A.1.a.4, A.1.b.(c) and A.5.a. It was duly seconded. The motion was passed by four (4) in favor and one abstention (Mrs. Chaput). A motion was made to approve the subdivision upon the conditions that, (1) if the Board after consultation with CV&P so directs, headwalls in accordance with paragraph 2 of page 3 of CVP's August 20 letter will be installed and (2) that a performance bond or other method securing performance acceptable to the Board in accordance with Ch. 41 Sec. U is forthcoming. The motion was duly seconded. Discussion centered on the width of the Rutland Road intersect. The motion was passed by four (4) in favor and one abstention (Mrs. Chaput). The developer requested an extension of time for the Board to decide whether a common driveway special permit would issue. The time was extended to September 8, 1986. The request was in writing and in the file.

Martin Street Common Driveway

A motion was made to authorize Member Raftery to approve and execute a performance covenant with R.K.K. Realty Trust for the completion of the common driveway substantially in the form submitted and placed in the file. Duly seconded, it was unanimously approved.

Clark Farm Conservation Cluster

(Mr. Raftery declined to participate in the discussion and voting because of a conflict between his position on the Board and as a trustee of the plan proponent.) George Foote presented new plans which cured any problem with non-conforming and conforming lots abutting and possibly avoiding a violation of the Zoning Bylaw. A waiver will be requested for the length of the common driveway and the 40' setback from the lot lines. George will present the plan to the Building Inspector. Vivian Chaput will speak with Town Counsel.

Elizabeth Ridge

The Board's intention is to sign the subdivision plans on September 8 if the conditions are met. The immediate conditions are the dismissal of the suit, approval by Selectmen and trail deed.

ANR for Bernier of Pheasant Hill Lane

A plan showing two lots, 12A and 11A, each having four acres and at least 40 feet frontage. A motion was made to approve the plan for ANR endorsement. Duly seconded, it was unanimously approved.

A motion to adjourn was made at 10:30 P.M., rapidly seconded and unanimously and enthusiastically passed.

Respectfully submitted,

Thomas J. Raftery